

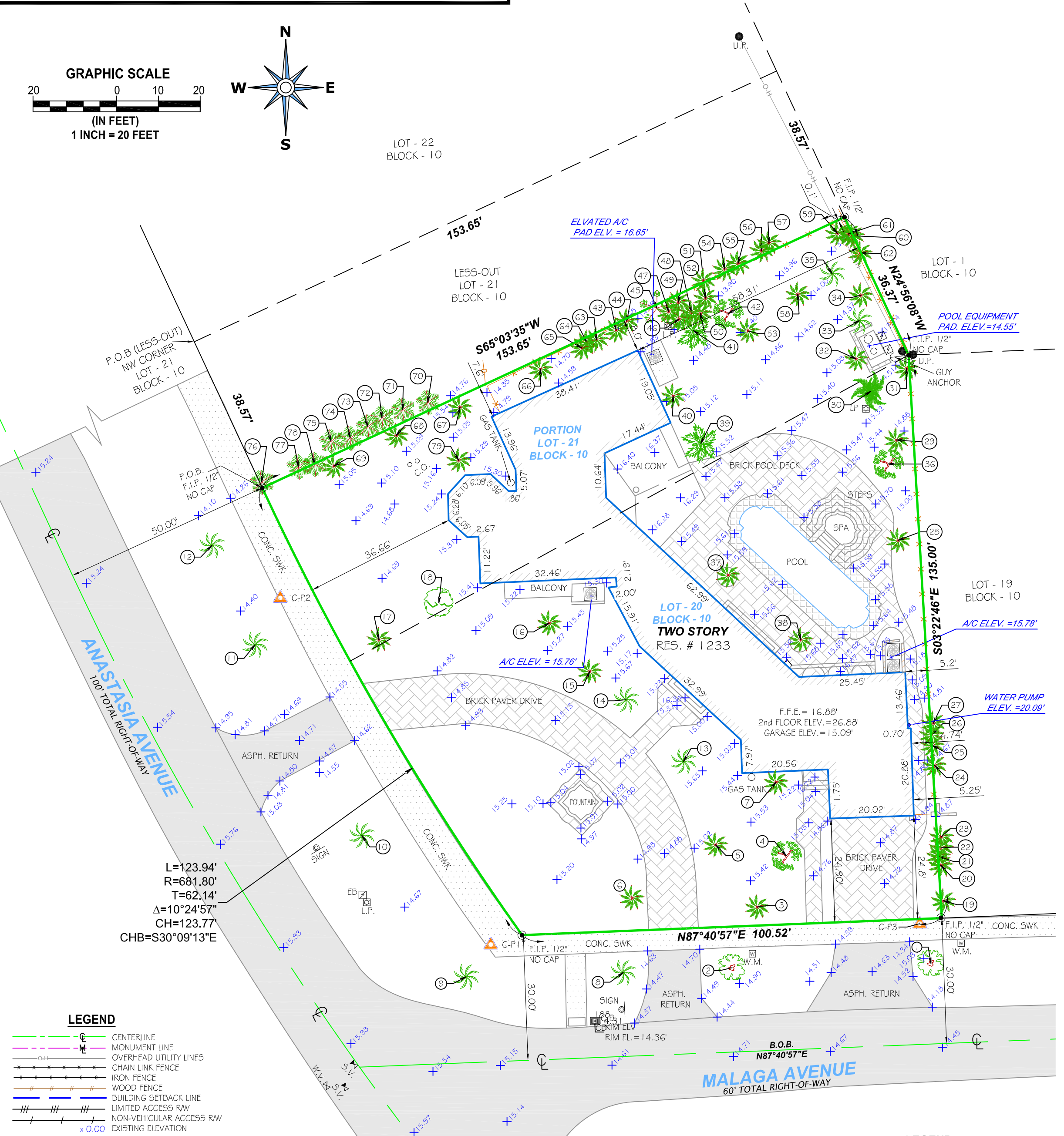
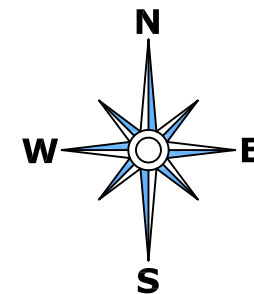
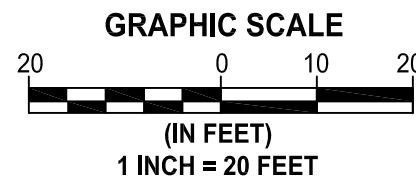
JOHN IBARRA & ASSOC., INC.

Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660

MAP OF BOUNDARY SURVEY



LEGEND

- C CENTERLINE
- M MONUMENT LINE
- O-H OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS RW
- NON-VEHICULAR ACCESS RW
- EXISTING ELEVATION

ABBREVIATIONS

A/C	AIR CONDITIONER PAD	CONC.	CONCRETE	F.N.D.	FOUND NAIL & DISK
A.E.	ANCHOR EASEMENT	C.P.	CONCRETE PORCH	F.N.	FOUND NAIL
AR	ALUMINUM ROOF	C.S.	CONCRETE SLAB	I.C.V.	IRRIGATION CONTROL VALVE
A/S	ALUMINUM SHED	C.U.P.	CONCRETE UTILITY POLE	I.F.	IRON FENCE
ASPH.	ASPHALT	C.W.	CONCRETE WALK	L	LENGTH OF CURVE
B.C.	BLOCK CORNER	D.E.	DRAINAGE EASEMENT	LB	LICENSE BUSINESS
B.M.	BENCHMARK	D.M.E.	DRAINAGE MAINTENANCE EASEMENTS	L.P.	LIGHT POLE
B.O.B.	BASIS OF BEARINGS	D.M.H.	DRAINAGE MANHOLE	L.F.E.	LOWEST FLOOR ELEVATION
B.S.L.	BUILDING SETBACK LINE	E	EAST	L.M.E.	LAKE MAINTENANCE EASEMENT
(C)	CALCULATED	EB	ELECTRIC BOX	(M)	MEASURED DISTANCE
C.B.	CATCH BASIN	E.T.P.	ELECTRIC TRANSFORMER PAD	MB	MAIL BOX
C.B.S.	CONCRETE BLOCK STRUCTURE	EL	ELEVATION	MH	MANHOLE
CBW	CONCRETE BLOCK WALL	ENC.R.	ENCROACHMENT	M.F.	METAL FENCE
CH	CHORD	F.H.	FIRE HYDRANT	N.A.P.	NOT A PART OF
CHB	CHORD BEARING	NGVD	NATIONAL GEODETIC VERTICAL DATUM	NAVJ	NORTH AMERICAN VERTICAL DATUM
CL	CLEAR	F.I.P.	FOUND IRON PIPE	NAVJ	NORTH AMERICAN VERTICAL DATUM
C.L.F.	CHAIN LINK FENCE	F.I.R.	FOUND IRON ROD	N.T.S.	NOT TO SCALE
C.M.E.	CANAL MAINTENANCE EASEMENT	F.F.E.	FINISHED FLOOR ELEVATION	O.H.L.	OVERHEAD UTILITY LINES

ABBREVIATIONS

O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY	⊙	DRAINAGE MANHOLE
OVH	OVERHANG	RGE.	RANGE	⊙	SANITARY MANHOLE
PVMT.	PAVEMENT	SEC.	SECTION	⊙	FIRE HYDRANT
PLT.	PLANTER	STY.	STORY	⊙	ELECTRIC BOX
PL	PROPERTY LINE	SWK.	SIDEWALK	⊙	TRAFFIC SIGNAL BOX
P.C.	POINT OF CURVE	S.I.R.	SET IRON REBAR	⊙	LIGHT POLE
P.T.	POINT OF TANGENCY	S.P.	SCREENED PORCH	⊙	SIGN
P.O.C.	POINT OF COMMENCEMENT	T	TANGENT	⊙	TRAFFIC SIGNAL BOX
P.O.B.	POINT OF BEGINNING	TB	TELEPHONE BOOTH	⊙	TRAFFIC SIGNAL POLE
P.B.	PLAT BOOK	T.S.B.	TRAFFIC SIGNAL BOX	⊙	CURB INLET
PG.	PAGE	T.S.P.	TRAFFIC SIGNAL POLE	⊙	CURB INLET
P.W.Y.	PARKWAY	TWP.	TOWNSHIP	⊙	GATE VALVE
PRM	PERMANENT REFERENCE MONUMENT	UTIL.	UTILITY	⊙	SEWER VALVE
PLS	PROFESSIONAL LAND SURVEYOR	U.P.	UTILITY POLE	⊙	CATCH BASIN
(R)	RECORDED DISTANCE	W.M.	WATER METER	⊙	WATER METER
R.R.	RAIL ROAD	W.V.	WATER VALVE	⊙	DRAIN
RES.	RESIDENCE	W.F.	WOOD FENCE	⊙	WELL
		Δ	DELTA		

LEGEND

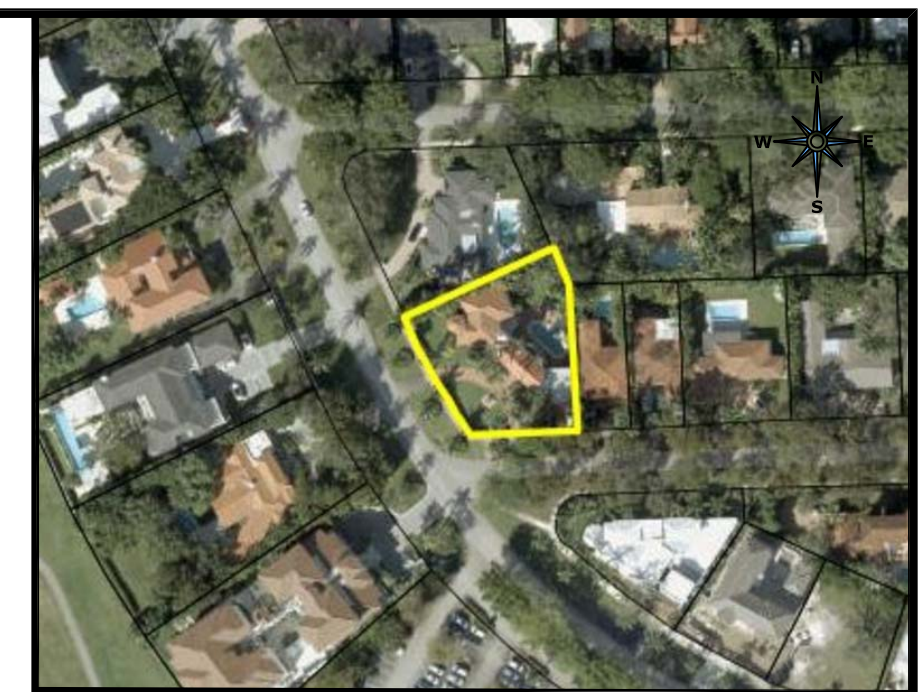
- ⊙ DRAINAGE MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ ELECTRIC BOX
- ⊙ TRAFFIC SIGNAL BOX
- ⊙ LIGHT POLE
- ⊙ SIGN
- ⊙ CURB INLET
- ⊙ CURB INLET
- ⊙ GATE VALVE
- ⊙ SEWER VALVE
- ⊙ CATCH BASIN
- ⊙ WATER METER
- ⊙ DRAIN
- ⊙ WELL

TREE TABLE

No.	NAME	DIAMETER (Ft.)	HEIGHT (Ft.)	SPREAD (Ft.)
1	OAK	3.00	30.00	18.00
2	OAK	3.00	30.00	25.00
3	PALM	0.50	18.00	10.00
4	UNKNOW	1.00	15.00	19.00
5	PALM	1.20	22.00	12.00
6	PALM	1.20	22.00	12.00
7	PALM GROUP (4)	0.40	18.00	15.00
8	COCONUT	0.60	25.00	10.00
9	COCONUT	0.60	25.00	10.00
10	COCONUT	0.60	25.00	10.00
11	COCONUT	0.60	25.00	10.00
12	COCONUT	0.60	25.00	10.00
13	COCONUT	0.80	35.00	12.00
14	COCONUT	0.80	35.00	12.00
15	PALM	0.40	30.00	12.00
16	PALM	1.20	22.00	12.00
17	PALM	1.50	25.00	12.00
18	MAHOGANY	1.50	22.00	8.00
19	PALM	0.40	22.00	15.00
20	PALM GROUP (3)	0.50	22.00	15.00
21	PALM	0.20	12.00	8.00
22	PALM	0.25	12.00	8.00
23	PALM	0.45	25.00	8.00
24	PALM	0.35	15.00	8.00
25	PALM	0.35	15.00	8.00
26	PALM	0.20	15.00	8.00
27	PALM	0.20	15.00	8.00
28	PALM	0.35	25.00	8.00
29	PALM	0.60	30.00	8.00
30	FISH TAIL PALM	2.00	18.00	15.00
31	PALM GROUP (4)	0.35	25.00	15.00
32	PALM	0.60	25.00	10.00
33	COCONUT	0.60	22.00	15.00
34	PALM	0.60	35.00	12.00
35	COCONUT	0.75	35.00	15.00
36	UNKNOW	0.45	12.00	10.00
37	PALM	0.65	30.00	8.00
38	PALM	0.65	30.00	8.00
39	PAPAYA	0.40	8.00	5.00

TREE TABLE

No.	NAME	DIAMETER (Ft.)	HEIGHT (Ft.)	SPREAD (Ft.)
40	PALM GROUP (2)	0.20	10.00	10.00
41	PAPAYA	0.20	12.00	5.00
42	UNKNOW	0.80	25.00	18.00
43	PALM	0.65	30.00	8.00
44	PALM GROUP (3)	0.45	30.00	15.00
45	BUGAMBILIA	0.70	12.00	12.00
46	PALM	0.50	35.00	10.00
47	PALM	0.50	35.00	10.00
48	PALM	0.50	35.00	10.00
49	PALM	0.50	35.00	10.00
50	PALM	0.35	25.00	10.00
51	PALM	1.35	35.00	12.00
52	PALM	0.55	27.00	10.00
53	PALM	0.35	25.00	8.00
54	PALM	6.00	30.00	10.00
55	PALM	0.60	30.00	10.00
56	PALM	0.35	27.00	8.00
57	PALM	0.35	27.00	8.00
58	PALM	0.45	35.00	10.00
59	PALM	0.45	35.00	10.00
60	PALM	0.20	18.00	8.00
61	PALM	0.20	18.00	8.00
62	PALM	0.25	20.00	10.00
63	PALM	0.50	35.00	10.00
64	PALM GROUP (3)	0.40	25.00	15.00
65	PALM	1.50	35.00	12.00
66	PALM	0.25	25.00	8.00
67	PALM	1.50	35.00	12.00
68	PALM	1.50	35.00	12.00
69	PALM	1.50	35.00	12.00
70	PINE	1.00	18.00	12.00
71	PINE	1.00	18.00	12.00
72	PINE	1.00	18.00	12.00
73	PINE	1.00	18.00	12.00
74	PINE	1.00	18.00	12.00
75	PINE	1.00	18.00	12.00
76	PINE	1.00	18.00	12.00
77	PINE	1.00	18.00	12.00
78	PINE	1.00	18.00	12.00
79	PALM GROUP (3)	0.25	15.00	12.00



LOCATION MAP
SCALE = N.T.S.

LEGAL DESCRIPTION:

ALL OF LOT 21, AND LOT 21, IN BLOCK 10, CORAL GABLES COUNTRY CLUB SECTION, PART ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 108, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, BLOCK 10, AS A POINT OF BEGINNING; RUN IN A SOUTHEASTERLY DIRECTION ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 21 FOR A DISTANCE OF 38.57 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 21 TO A POINT LOCATED UPON THE EASTERLY BOUNDARY LINE OF SAID LOT 21 WHICH POINT IS 38.57 FEET SOUTHWEST OF THE NORTHEAST CORNER OF LOT 21; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 21 FOR A DISTANCE OF 38.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 21 FOR A DISTANCE OF 153.72 FEET TO THE POINT OF BEGINNING, WHICH POINT OF BEGINNING IS THE NORTHWEST CORNER OF LOT 21, BLOCK 10, CORAL GABLES COUNTRY CLUB SECTION, PART ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 108, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1233 ANASTASIA AVENUE, CORAL GABLES, FLORIDA, 33134

FOLIO NUMBER:

03-4118-003-1540

CERTIFICATION:

XI REALTY GROUP

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR APPROVAL FOR AUTHORIZATION TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "X"
BASE FLOOD ELEVATION: N/A
COMMUNITY: 120639
FIRM: 0457
SUFFIX: L
DATE OF FIRM: 09/11/2009

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY TOWNSHIP MAPS.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CORAL GABLES BENCH MARK # 48, NW CORNER, COLUMBUS BLVD AND ANASTASIA AVE.; ELEVATION IS 13.04 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: CARLOS M. IBARRA 03/13/2025 (DATE)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

DRAWN BY:	FATENA
SURVEY DATE:	03/13/2025
SURVEY NO.:	25-000409-1
SHEET:	1 OF 1

LB 7806 SEAL